

LINE TYPE LEGEND	
---	BOUNDARY LINE
----	PHASE LINE
----	EASEMENT LINE
----	BUILDING LINE
----	WATER LINE
----	SS SANITARY SEWER LINE
----	SD STORM SEWER LINE
----	STORM SEWER LINE
----	GAS UNDERGROUND GAS LINE
----	OVERHEAD UTILITY LINE
----	UNDERGROUND ELECTRIC LINE
----	UNDERGROUND TELEPHONE LINE

LEGEND	
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT

FINAL PLAT  
**STARWOOD VILLAGE ADDITION**  
BLOCK A, LOT 2  
MOCKINGBIRD ADDITION  
BEING 1.963 ACRES OUT OF  
JAMES BOLIN SURVEY, ABSTRACT NO. 32  
CITY OF FRISCO, COLLIN COUNTY, TEXAS

CITY PROJECT # FP15-0075

**Kimley»Horn**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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1" = 20'	SG	KHA	DEC. 2015	067280002	1 OF 2
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OWNER:  
AUK Starwood Partners, LLC  
6360 LBJ Freeway  
Suite No. 200  
Dallas, Texas 75240  
Phone:  
Contact : W. Todd Albin,  
manager

APPLICANT:  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact : David K. Kochalka, P.E.

- Notes :
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1.
  - According to Map No. 48085C0240J, dated June 2, 2009, and Map No. 48085C0355J, dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (unshaded).

THIS PLAT FILED IN DOCUMENT NO. 2015-\_\_\_\_\_, P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS       §  
COUNTY OF DENTON   §  
CITY OF FRISCO       §

WHEREAS AUK STARWOOD PARTNERS, LLC, is the sole owner of all that certain tract of land situated in the James Bolin Survey, Abstract No. 32, City of Frisco, Collin County, Texas and being all of Lot 2, Block A of Mockingbird Addition, according to the Final Plat of Lot 6, Block A, Mockingbird Addition and Revised Conveyance Plat of Lots 2, 4, & 5, Block A, Mockingbird Addition, recorded in Volume 2007, Page 206, Map Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "KHA" recovered for the southeast corner of said Lot 2, common to the northeast corner of Lot 1, Block A of Mockingbird Addition, according to the plat thereof recorded in Cabinet O, Page 508, said Map Records, and on the westerly right-of-way of the Dallas North Tollway;

**THENCE** South 78°31'19" West, along the southerly line of said Lot 2, and along the northerly line of said Lot 1, a distance of 195.86 feet to an X scribed in concrete found for then northwest corner of said Lot 1, common to the northeast corner of Lot 3, Block A of Mockingbird Addition, according to the plat thereof recorded in Cabinet P, Page 821, said Map Records;

**THENCE** South 70°19'37" West, continuing along the southerly line of said Lot 2, and along the northerly line of said Lot 3, a distance of 71.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" recovered for the southwest corner of said Lot 2, common to the southeast corner of Lot 6, Block A of Mockingbird Addition, according to the plat thereof recorded in Volume 2008, Page 590, said Map Records;

**THENCE** North 11°29'13" West, along the westerly line of said Lot 2, and along the easterly line of said Lot 6, a distance of 322.22 feet to an X scribed in concrete sat for the northwest corner of said Lot 2, common to the northeast corner of said Lot 6, and on the southerly line of Bella Casa Phase 2, according to the plat thereof recorded in Volume 2006, page 298, said Map Records;

**THENCE** North 78°31'06" East, along the northerly line of said Lot 2, and along the southerly line of said Bella Casa Phase 2, passing en route at a distance of 116.88 feet a 1/2 inch iron rod found for witness, and continuing on said course a total distance of 274.53 feet to an X scribed in concrete found for the northeast corner of said Lot 2, common to the southeast corner of said Bella Casa Phase 2, and on the westerly right-of-way of the Dallas North Tollway, from which a second X scribed in concrete found for witness bears South 32°43'32" East, a distance of 0.21 feet;

**THENCE** South 11°29'15" East, along the easterly line of said Lot 2, and along the westerly right-of-way of the Dallas North Tollway, a distance of 189.17 feet to a 5/8 inch iron rod found for corner;

**THENCE** South 7°41'12" East, continuing along the easterly line of said Lot 2, and the westerly right-of-way of the Dallas North Tollway, a distance of 123.16 feet to the **POINT OF BEGINNING** and containing 1.963 acres (85,527 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**THAT, AUK STARWOOD PARTNERS, LLC,** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **STARWOOD VILLAGE ADDITION, BLOCK A, LOT 2**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.  
**AUK STARWOOD PARTNERS, LLC,** does herein certify the following:

- The streets and alleys herein are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**BY: AUK STARWOOD PARTNERS, LLC**  
a Texas limited liability company

By: \_\_\_\_\_  
Name: W. Todd Albin  
Title: Manager

STATE OF TEXAS       §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by W. Todd Albin, the manager of AUK STARWOOD PARTNERS, LLC, a Texas limited liability company, on behalf of said limited liability company.

\_\_\_\_\_  
Notary Public, State of Texas

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°29'03"	20.00'	10.29'	N86°43'19"W	10.18'	C14	90°00'32"	44.00'	69.12'	S33°3'153"W	62.23'
C2	90°00'32"	20.00'	31.42'	S33°3'153"W	28.29'	C15	76°59'50"	20.00'	26.88'	N40°02'15"E	24.90'
C3	43°43'13"	20.00'	15.26'	S29°3'109"E	14.89'	C16	32°11'43"	7.00'	3.93'	N27°35'06"W	3.88'
C4	39°42'27"	44.00'	30.49'	N31°3'132"W	29.89'	C17	179°59'30"	44.00'	138.22'	N11°28'06"W	88.00'
C5	39°28'29"	20.00'	13.78'	N31°38'31"W	13.51'	C18	359°57'14"	20.00'	125.64'	N11°29'14"W	0.02'
C6	39°19'04"	44.00'	30.19'	S31°43'13"E	29.60'	C19	90°00'00"	20.00'	31.42'	S33°3'139"W	28.28'
C7	89°24'41"	20.00'	31.21'	N56°46'02"W	28.14'	C20	57°50'45"	20.00'	20.19'	N30°27'42"E	19.35'
C8	84°00'03"	20.00'	29.32'	S36°3'136"W	26.77'	C21	13°37'48"	26.00'	6.66'	S18°18'09"E	6.65'
C9	53°05'43"	20.00'	18.53'	N83°56'11"W	17.88'	C22	13°37'48"	18.00'	4.28'	N18°18'09"W	4.27'
C10	99°31'11"	20.00'	34.74'	S61°13'56"E	30.53'	C23	37°41'12"	7.00'	4.60'	N07°21'21"E	4.52'
C11	75°29'53"	20.00'	26.35'	N32°16'31"E	24.49'	C24	37°41'12"	23.00'	15.13'	S07°21'21"W	14.86'
C12	84°00'03"	44.00'	64.51'	S36°3'136"W	58.88'	C25	32°11'43"	23.00'	12.92'	S27°35'06"E	12.75'
C13	86°11'09"	20.00'	30.08'	N35°26'03"E	27.33'						

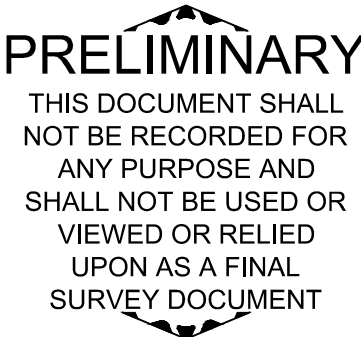
LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S11°28'40"E	5.04'	L12	S11°28'38"E	10.00'
L2	S78°32'09"W	12.02'	L13	S11°28'42"E	9.60'
L3	S33°30'55"W	7.07'	L14	N11°28'38"W	10.00'
L4	N33°30'55"E	14.14'	L15	N78°31'19"E	6.00'
L5	N78°33'58"E	1.22'	L16	S10°01'43"E	29.63'
L6	N78°29'33"E	3.28'	L17	S11°29'15"E	10.38'
L7	N78°31'34"E	3.79'	L18	S11°29'15"E	4.34'
L8	S11°29'15"E	14.39'	L19	S26°11'57"W	5.15'
L9	S07°41'12"E	22.85'	L20	S11°29'15"E	3.29'
L10	S82°18'48"W	10.00'	L21	S43°40'58"E	9.00'
L11	N82°18'48"E	10.00'	L22	S11°29'15"E	8.15'

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Phone 972-335-3580  
Fax 972-335-3779



STATE OF TEXAS       §  
COUNTY OF COLLIN   §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016  
by the Planning & Zoning Commission of the City of Frisco, Texas.

\_\_\_\_\_  
PLANNING & ZONING COMMISSION CHAIRPERSON

\_\_\_\_\_  
PLANNING & ZONING COMMISSION SECRETARY

\_\_\_\_\_  
CITY SECRETARY

FINAL PLAT  
**STARWOOD VILLAGE ADDITION**  
BLOCK A, LOT 2  
MOCKINGBIRD ADDITION  
BEING 1.963 ACRES OUT OF  
JAMES BOLIN SURVEY, ABSTRACT NO. 32  
CITY OF FRISCO, COLLIN COUNTY, TEXAS

CITY PROJECT # FP15-0075

<b>Kimley»Horn</b> 5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	DEC. 2015	067280002	2 OF 2
OWNER: AUK Starwood Partners, LLC 6360 LBJ Freeway Suite No. 200 Dallas, Texas 75240 Phone: Contact : W. Todd Albin, manager					
APPLICANT: Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Phone: 972-335-3580 Fax: 972-335-3779 Contact : David K. Kochalka, P.E.					